



Legislative Department
Seattle City Council
Memorandum

Date: March 18, 2011

To: Councilmembers Sally J. Clark, Tim Burgess, and Sally Bagshaw
Committee on the Built Environment (COBE)

From: Martha Lester and Rebecca Herzfeld, Council Central Staff

Subject: March 23, 2011, COBE Meeting: South Downtown Zoning Proposal

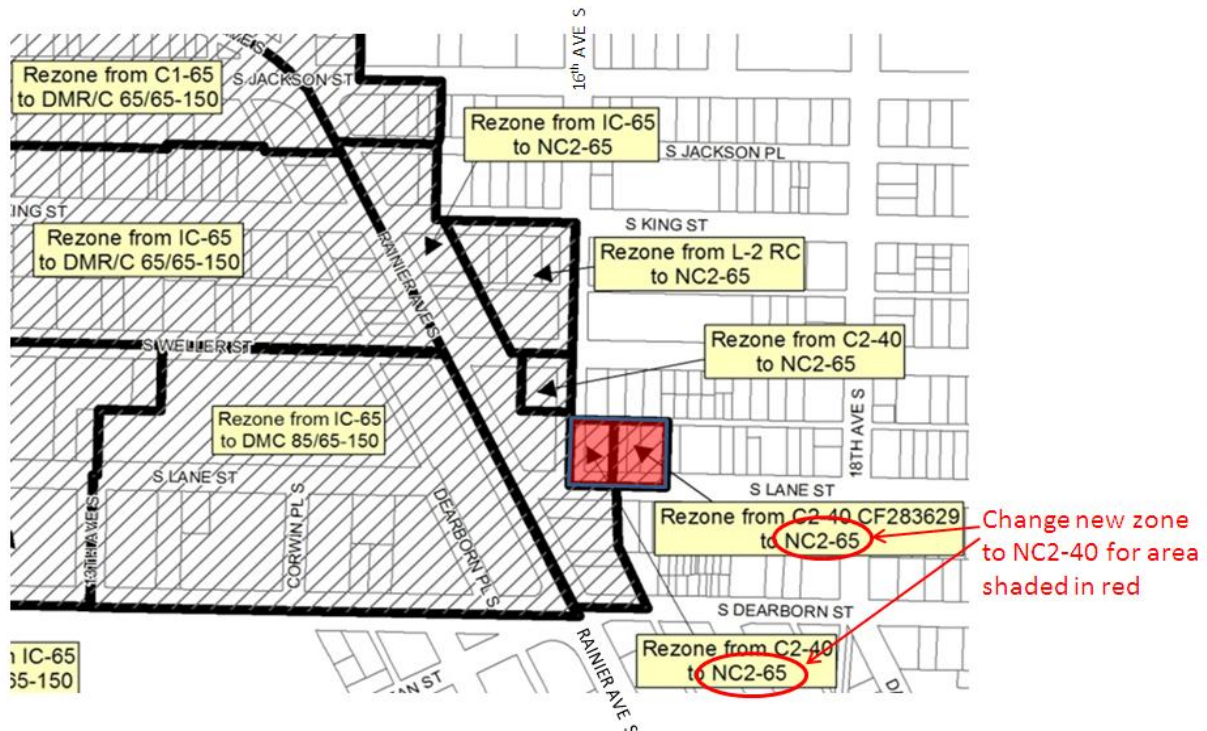
Council Bill (C.B.) 117073 would amend the Land Use Code to revise zoning regulations in South Downtown. This memo continues the discussion started at previous meetings of the Committee on the Built Environment (COBE).

This memo includes two amendments that are ready for COBE vote on March 23, described below. In addition, the current draft of the companion work program resolution is attached for COBE discussion (not vote) on March 23.

The current plan is that a new C.B. (needed due to change in title) reflecting all COBE-approved amendments plus several staff-generated corrections and other non-substantive changes, and the companion resolution, will be introduced in early April and will be ready for final COBE vote on April 13.

1. 16th and Lane Rezone

Amend Exhibit B to C.B. 117073 so the new zone for the parcels at the northeast corner of 16th Avenue S. and S. Lane Street will be NC2-40 (instead of NC2-65), as shown below.



COBE vote:

2. Façades and street-level uses in IC area south of S. Charles Street

C.B. 117073 includes a number of requirements for development in the area south of S. Charles Street, from 4th Avenue S. to I-5, which is proposed to be zoned IC 85-160 (Industrial Commercial). These requirements recognize that under this legislation, this area will be able to accommodate significantly more office and other commercial development than is allowed today, and that features that improve the pedestrian experience are thus warranted.

The particular amendments shown below arose from more detailed staff-level discussions about what makes the most sense for the specific streets in the area south of S. Charles Street. The amendments would ease the requirements that govern façades and street-level uses in the area as follows:

- Delete the requirement for street-level uses on S. Charles Street;
- Reduce the required minimum façade height from 50 feet to 25 feet for facades facing 4th Avenue S., 6th Avenue S., Airport Way S., and S. Royal Brougham Way;
- Reduce the required minimum façade height from 25 feet to 15 feet for facades facing other streets;
- Delete the requirement for a principal pedestrian entrance on S. Charles Street; and
- Reduce the façade transparency requirement on S. Charles Street from 60 percent to 40 percent of the street-facing façade.

The requirements that would result after approval of the amendments can be summarized and depicted as follows:

Proposed amendments would result in the following places where requirements would apply.

Yellow area IC 85-160 zone

Green line Streets shown on Map A for 23.50.016,
Industrial Streets Landscaping Plan

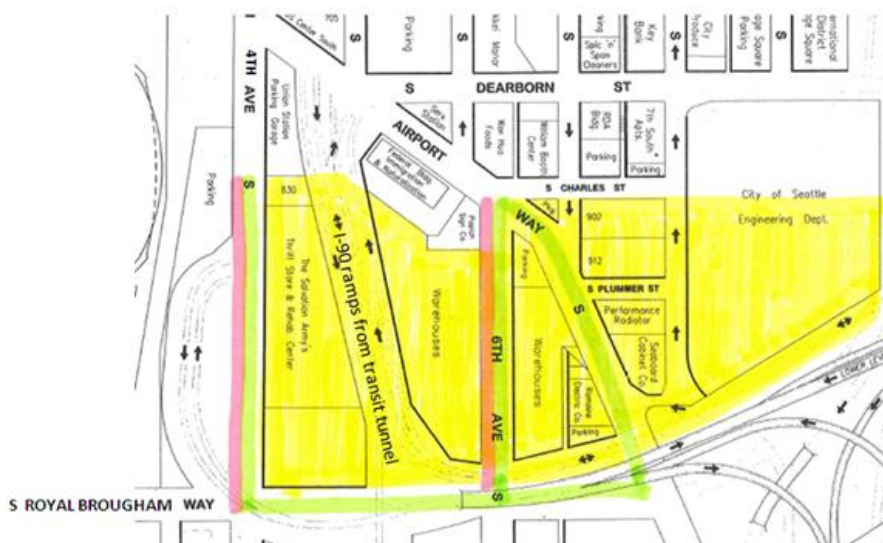
Requirements apply for:

- principal pedestrian entrances
- façade transparency
- minimum façade height

Pink line 4th Avenue S. and 6th Avenue S.

Requirements apply for:

- street-level uses



The specific amendments to C.B. 117073 are shown below.

Excerpts from C.B. 117073 (v12), pages 208-209, and pages 219-222:

Section 61. A new Section 23.50.039 of the Seattle Municipal Code is added as follows:

23.50.039 Street-level use requirements in an IC 85-160 zone

A. In an IC 85-160 zone, on lots ~~that abut streets that bound the Downtown Urban Center or~~ that abut 4th Avenue South or 6th Avenue South between Airport Way South and South Royal Brougham Way, one or more of the following street-level uses are required, consistent with the standards in subsection 23.50.039.B:

1. General sales and service uses;
2. Automotive sales and service
3. Eating and drinking establishments;
4. Entertainment uses;
5. Child care facilities;
6. Public libraries;
7. Public parks; and
8. Religious facilities.

B. Street-level uses shall be provided consistent with the following standards:

1. Along streets requiring street-level uses, a minimum of 75 percent of the street level of each street-facing façade shall be occupied by street-level uses listed in subsection 23.50.039.A. The remaining portion of the street level of the street-facing facade may contain other permitted uses and/or pedestrian or vehicular entrances.

2. Required street-level uses shall be located in a space with a minimum floor to floor height of 13 feet and a minimum depth of 15 feet measured from the street-facing facade.

3. Required street-level uses shall be located within 10 feet of the street lot line.

4. Except for child care facilities, pedestrian access to required street-level uses shall be provided directly from the street or other open area with access to a street. Pedestrian entrances shall be located no more than 3 feet above or below sidewalk grade or at the same elevation as any abutting open area.

* * *

Section 64. A new Section 23.50.055 of the Seattle Municipal Code is added as follows:

23.50.055 Street-facing façade requirements and upper level development standards in an IC 85-160 zone

The following development standards apply to all lots within an IC 85-160 zone.

A. Street-facing facade requirements. For purposes of this Section 23.50.055, balcony railings and other non-structural features or non-structural walls are not considered parts of the facade.

1. Minimum facade height. A minimum facade height of ~~25~~ 50-feet is required ~~for on~~ facades that face streets shown on Map A for 23.50.016, Industrial Streets Landscaping Plan. The minimum facade height for facades facing other streets is ~~15~~ 25-feet. A minimum facade height does not apply if all portions of a structure are lower than the applicable minimum facade height.

2. Façade setback limits. The total area of street-level setbacks between the street lot line and the street-facing façade is limited to the area determined by multiplying the averaging factor by the width of the structure measured parallel to the abutting street.

a. The averaging factor is five for facades that face streets shown on Map A for 23.50.016.

b. For all other street-facing facades, the averaging factor is ten.

c. The maximum width, measured along the street lot line, of any setback area exceeding a depth of 15 feet from the street lot line is 80 feet, or 30 percent of the lot frontage on that street, whichever is less.

d. For all lots subject to façade setback limits, the following conditions apply:

1) Parking is prohibited between the facade and the street lot line.

2) The maximum setback of the facade from street lot lines within 20 feet of an intersection is 10 feet.

e. If the presence of a utility easement or other condition requires the street-facing façade to set back from the street lot line, the Director may, as a Type I decision, select another line to apply the standards of subsection 23.50.055.A.2. If sidewalk widening into the lot is required as mitigation pursuant to subsection 23.50.028.D, the setback area permitted by the applicable averaging factor shall be measured from the new edge of the sidewalk within the lot rather than the street lot line.

3. Principal pedestrian entrances. A principal pedestrian entrance to a structure is required on façades facing ~~streets that bound the Downtown Urban Center and~~ streets shown on Map A for 23.50.016, Industrial Streets Landscaping Plan.

4. Facade transparency requirements. Facade transparency requirements apply to the area of the façade between 2 feet and 8 feet above the sidewalk. Only clear or lightly tinted glass in windows, doors, and display windows is considered to be transparent. Transparent areas shall allow views into the structure or into display windows from the outside.

a. For facades facing ~~a street bounding the Downtown Urban Center or a~~ street shown on Map A for 23.50.016, Industrial Streets Landscaping Plan, a minimum of 60 percent of a street-facing facade shall be transparent.

b. For facades facing all other streets, a minimum of 40 percent of the street-facing facade shall be transparent.

B. Upper Level Development Standards.

1. Facade Modulation.

a. For structures exceeding 85 feet in height, modulation is required for the portion of a street-facing facade above 65 feet in height if any part of the facade above that height is located less than 15 feet from street lot lines. No modulation is required for portions of a facade set back 15 feet or more from street lot lines.

b. For portions of structures subject to the modulation requirements of subsection 23.50.055.B, the maximum length of a street-facing facade without modulation is prescribed in Table A for 23.50.055. For purposes of this subsection 23.50.055.B, length is measured parallel to each street lot line, and includes projections from the street-facing facade, such as balconies, within 15 feet of street lot lines or their projection.

Table A for 23.50.055 Façade Modulation in an IC 85-160 Zone for Structures Exceeding 85 Feet in Height	
Height of portion of structure	Maximum length of un-modulated façade if less than 15 feet from street lot line
65 feet or less	No limit
Greater than 65 feet up to 125 feet	155 feet
Greater than 125 feet	125 feet

c. Any portion of a facade subject to modulation under subsection 23.50.055.B.1.a that exceeds the maximum length of façade prescribed in Table A for 23.50.055 must include a portion set back a minimum depth of 15 feet from street lot lines for a minimum length of 60 feet. .

2. Floor area limit. The maximum floor area for any story wholly or in part above 85 feet in height is 25,000 square feet.

3. Minimum separation. At all levels above a height of 85 feet, separate structures on a lot and separate portions of the same structure must be separated at all points by a minimum horizontal distance of 60 feet.

COBE vote:

3. Discussion item: companion work program resolution

As you recall, we have been preparing a South Downtown resolution that would be a companion to C.B. 117073. It would declare the City's intent to promote and enhance the livability of South Downtown by implementing initiatives that complement the zoning and land use changes in the ordinance.

COBE most recently discussed the resolution at the December 8, 2010, committee meeting. The current draft is attached for COBE review at the March 23 committee meeting.

The current plan is that the resolution (along with a new C.B.) will be introduced in early April and will be ready for final COBE vote on April 13.